अटी:-

१) सदर निर्देशित विकसन दाखला फक्त पर्यावरण विभागाचे एन्व्हायर्मेंटल क्लीअरन्स प्रमाणपत्र प्राप्त करण्याकामी आहे, तथापी सदर दाखला न्यायने बांधकाम चालू करण्या दाखला नाही.

२) जर्जदारांनी जिल्हा अधिकारी, पुणे यांचेकडील भोजवी पुसार भूजंडाच्या हदी कायम बाबतं आवश्यक राहील.

जावक नोंदणी तपशील
जा.क्र. ८ - ००१ दि. ३.१
दि. ४ जानेवारी २०२४
वेळ २०।१६।२०२२

IOD LAYOUT 01/01

प्रशासन निरीक्षक
बांधकाम विकास विभाग झोन क्र.
पुणे महानगरपालिका

उप अभियंता
बांधकाम विकास विभाग झोन क्र.
पुणे महानगरपालिका

कार्यकारी अभियंता
बांधकाम विकास विभाग झोन क्र.
पुणे महानगरपालिका

Stamps of Approval of Plans:

PROJECT :-

REVISED LAYOUT AT S.NO. 36/7 + 8B + 36/8A+ 36/9/1 + 36/9/2 + 36/10 +11 + 13 + 14 + 15 + 16+ 28/1A+1B+C (P), 28/2 (P), 28/3, 28/4, 28/5A, 28/6, PLOT NO :- A
MOHAMMADWADI, TAL:- HAVELI, DIST:- PUNE .

	AREA STATEMENT		SQ.M.
1	AREA OF PLOT (Minimum area of a, b, c to be considered)		54484.06
	(a) As per ownership document (7/12, CTS extract)		54484.06
	(b) as per measurement sheet		56043.35
	(c) as per site		- -
2	DEDUCTIONS FOR		
	a) 18.00 M. Wide D.P. Road (AS/SANCTION)		3437.77
	b) Any D.P. Reservation area(PS.78)		4200.00
	b1) area under nala girdan		1784.54
		(TOTAL a+b+b1)	9422.31
3	BALANCE / GROSS AREA OF PLOT (1-2)		45061.75
4	AMENITY SPACE - (If applicable)AS/SANCTION PLOT A+PLOT B= 6842.87 SQ.M		
	(a) REQUIRED - 15% (as/previous sanction)	6759.26	6842.87
	(b) ADJUSTMENT OF 2(b) If any -		4200.00
	(c) BALANCE AMENITY (6842.87-4200.0 = 2642.87)		2642.87
5	NET AREA OF PLOT = [3 -4(c)]		42418.88
6	RECREATIONAL OPEN SPACE (IF APPLICABLE)		
	(a) REQUIRED - 10% OPEN SPACE		4561.91
	(b) PROPOSED - (AS PER PREVIOUS SANCTIONED)		4561.91
7	INTERNAL ROAD AREA		- -
8	PLOTABLE AREA (IF APPLICABLE)		- -
9	Built up area with reference to basic f.a.r. AS PER FRONT ROAD WIDTH (SR. NO. 5 X 1.10)		46680.77
10	ADDITION OF FSI ON PAYMENT OF PREMIUM		
	(a) MAXIMUM PERMISSIBLE PREMIUM FSI -BASED ON ROAD WIDTH /700 ZONE		- -
	(b) PROPOSED FSI ON PAYMENT OF PREMIUM (0.5 OF SR.NO.1) 54484.06-6842.87=47641.19*0.5		23820.60
11	IN SITU FSI / TDR LOADING		
	(a) IN SITU AREA AGAINST DP ROAD (2 X SR. no.2a),If any	6875.54	6875.54
	(b) IN SITU AREA AGAINST AMENITY SPACE IF HANDED OVER (2 /1.85 X SR. NO.4B & OR C)		- -
	(b1) IN SITU AREA AGAINST (1x nala garden)		1784.54
	(c) TDR AREA (0.90 OF s.no.01)	12863.12+21353.87	34216.99
	TOTAL IN SITU AREA/TDR LOADING PROPOSED (11(a)+(b)+(c)		42877.07
12	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7		- -
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL		
	(a) [9 + 10(b) + 11(d) OR 12 WHICHEVER IS APPLICABLE]		1,13,358.43
	(a1) PREVIOUS SANCTION AS/OLD DCPR. (BLDG.-A+B+C+D)		23259.44
	(a2) balance area as/udcpr 2020 (1,13,358.43-23259.44)		90098.99
	(b) Add ancillary fa. 0.8 COMM. - 4015.28 X 0.8 = 3860.22 SQ.M RES. - 85933.71 X 0.6 = 51334.22 SQ.M.		54974.44
	TOTAL ENTITLEMENT (a+b)		1,68,332.87
14	MAXIMUM UTILIZATION LIMIT OF F.S.I. (Building potential) PERMISSIBLE AS PER ROAD WIDTH (As per regulation no. 6.1 or 6.2 or 6.3 or 6.4 as applicable) X 1.6 OR 1.8		- -
15	TOTAL BUILT-UP AREA IN PROPOSAL (excluding area at Sr.No.17 a)		1,68,332.87
	a) EXISTING BUILT-UP AREA (BUILD. A+B+C+D) AS/OLD SANCTION		23,259.44
	b) PROPOSED BUILT-UP AREA (as per 'F'-line')		1,37,273.27
	c) Comm. BUILT-UP AREA		7,625.46
	C) TOTAL (a+b)		1,68,158.17
16	F.S.I. CONSUMED (15/5) (should not be more than serial No.14 above.)		- -
17	AREA FOR INCLUSIVE HOUSING, IF ANY		
	(a) REQUIRED (20% OF SR.NO.5)		2,869.71
	(b) PROPOSED		2,869.71

Certificate of Area :
Certified that the plot under reference was surveyed by me or _____ and the dimensions of sides etc. of plot stated on plan are as measured on site & the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey records.

Signature
(Name of Architect/ Licensed Engineer/ Supervisor.)

Owner's Declaration :
I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety of the work site.

Owner's name and signature
SHREE BALAJI REALITY,THRO.
1) ANNUJ GOEL. 2) SHRI. DHRUV MOHTA.

ARCHITECT

Ar. PRAKASH KULKARNI
CA/98/22909

P R A K A S H K U L K A R N I
ankur associates
A R C H I T E C T S
TEJONANDA, OFF. NO.- 101, 1ST FL., CTS. NO.- 116/19, GHOLE ROAD, SHIVAJINAGAR,
PUNE-411 005. PHONE - 25514790, 25514791 / FAX - 020 25514792
Email : prakash@ankurassociates.in

DATE	SCALE	DRN BY
28/06/2022	1 : 1000	PALLAVI

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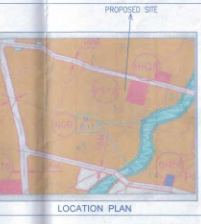
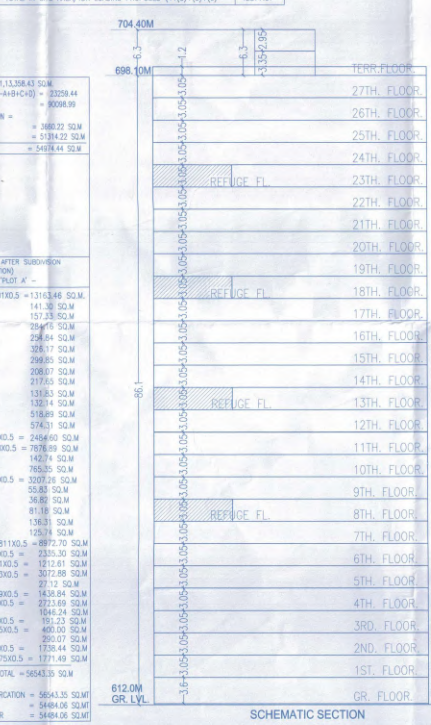


LOCATION PLAN

ADING

IN SITU AREA AGAINST DP. ROAD (2 X SR. no.2a),If any 6875.54		6875.54
IN SITU AREA AGAINST AMENITY SPACE IF HANDED OVER (2 /1.85 X SR. NO.4B & OR C)		- -
AREA (0.90 OF s.no.01)	54484.06 - 6842.87 = 47641.19 = 47641.1* x 0.9 = 42877.07	
SLUM TDR (30% OF 11c)	= 12863.12	12863.12
REGULAR TDR (70% OF 11c) = 30013.95 (30013.95-6875.54=17184.54)		21353.87
SITU AREA AGAINST (1x nala garden)		1784.54
TOTAL IN SITU AREA/TDR LOADING PROPOSED (11(a)+(b)+(c)		42877.07



SCHEMATIC SECTION

,13,358.43 SQ.M
-A+B+C+D) = 23259.44
= 90098.99

= 3860.22 SQ.M
= 51334.22 SQ.M
= 54974.44 SQ.M

AFTER SUBDIVISION
ION)
'PLOT A' -

1X0.5 = *1316.46 SQ.M.
141.30 SQ.M
157.33 SQ.M
284.16 SQ.M
294.84 SQ.M
306.17 SQ.M
299.85 SQ.M
208.07 SQ.M
217.65 SQ.M
131.83 SQ.M
132.14 SQ.M
518.89 SQ.M
574.31 SQ.M
X0.5 = 2484.60 SQ.M
X0.5 = 7676.89 SQ.M
142.74 SQ.M
765.35 SQ.M
X0.5 = 3207.26 SQ.M
55.85 SQ.M
36.82 SQ.M
81.18 SQ.M
136.31 SQ.M
125.71 SQ.M
811X0.5 = 8972.70 SQ.M
X0.5 = 2335.30 SQ.M
1X0.5 = 1212.61 SQ.M
3X0.5 = 3072.88 SQ.M
27.12 SQ.M
8X0.5 = 1438.84 SQ.M
X0.5 = 2723.69 SQ.M
1846.24 SQ.M
X0.5 = 191.23 SQ.M
5X0.5 = 400.00 SQ.M
290.07 SQ.M
X0.5 = 1738.44 SQ.M
75X0.5 = 1771.49 SQ.M

TAL = 56543.35 SQ.M

RCATION = 56543.35 SQ.MT
= 54484.06 SQ.MT
R = 54484.06 SQ.MT